

McConnell, Kate

From: Hoffman, Mark
Sent: Thursday, February 21, 2013 2:57 PM
To: McConnell, Kate
Subject: RE: Brambleton Community Park

Kate,

I'm okay with the proposed condition also.

Thanks,
Mark

From: McConnell, Kate
Sent: Thursday, February 21, 2013 2:50 PM
To: Mark Thomas
Cc: Hoffman, Mark
Subject: RE: Brambleton Community Park

I further edited the condition based on Mark's revisions and a conversation about the number of trees. 20 trees = 4 trees/100 linear feet, which is double the Type 2 buffer requirement for evergreens. Please see attached and let me know what you think.

Also, Mark Thomas, I would hold off on printing the plats until the County Attorney reviews the condition. He may want something shown on the plat (for instance, maybe another tree conservation area label in the northeast corner). It will be ok if I get them on Thursday.

Kate A. McConnell, AICP

Planner - Land Use Review
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor, MSC #62
P.O. Box 7000
Leesburg, Virginia 20177-7000

[O] 703.777.0246

[F] 703.777.0441

From: Mark Thomas [<mailto:MThomas@pennoni.com>]
Sent: Thursday, February 21, 2013 2:26 PM
To: McConnell, Kate
Cc: Hoffman, Mark
Subject: RE: Brambleton Community Park

I'm going to reword this. I don't like the quantity tied to the single row and serpentine, it won't work with the intended concept because the trees may need to be clumped together in a couple areas. We may want to 'volunteer' that they be hand placed and hand dug (with no mechanized equipment in the treesave area)

Make sense?

Mark W. Thomas, LA
Director of Planning and Landscape Architecture

Patton Harris Rust & Associates
A Pennoni Company
208 Church Street, SW
Leesburg, VA 20175
Office 703-777-3616
Direct 703-840-4854
Fax 703-777-3725 | **Mobile** 703-927-1831
<http://www.phra.com> | mthomas@pennoni.com

From: McConnell, Kate [<mailto:Kate.McConnell@loudoun.gov>]
Sent: Thursday, February 21, 2013 2:01 PM
To: Mark Thomas
Cc: Hoffman, Mark
Subject: Brambleton Community Park

Good afternoon Mark and Mark,

Below is a first draft of Condition 8 requiring the planting of evergreen trees along the east side of the park. Commissioner Salmon has reviewed and approved the language; however, I did let him know that you will evaluate the possibility of the required plantings and may have some comments on this. I also discussed the language with the County Arborist, and he is comfortable working with Parks and Rec and TCI on the tree species and the planting design. The language allows some flexibility with tree location so that they can be strategically and more naturally placed. Please try to get back to me as soon as possible, but no later than the morning of Wednesday, February 27, regarding the condition language.

Screening and Buffering. The Applicant shall plant a minimum of twenty five (25) evergreen trees with a minimum height of six (6) feet in a single serpentine row for 500 linear feet beginning at the northern property line and extending south between the eastern side of the northern soccer field and the tree conservation area adjacent to the Windermere Community Association property (PIN 157-19-1131) and in the Brambleton Community Park. The evergreen species and planting arrangement shall be approved by the County Arborist; the species shall be compatible with the site (soils, shade tolerance, slopes, etc.) and the trees shall be planted in strategic locations that will achieve filtered screening in conjunction with the existing forest conservation area. The evergreen trees shall be planted prior to approval of an Occupancy Permit for the proposed lighted playing fields.

In addition, please provide 4 paper copies of the Brambleton Community Park SPEX plat by Wednesday, February 27, 2013 for the Board Public Hearing packet.

Lastly, I will be out of the office from Friday, February 22 through Tuesday, February 26. If you need assistance regarding the application during this time, then please contact Van Armstrong at 703-777-0246.

Best,
Kate

Kate A. McConnell, AICP

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P.O. Box 7000
Leesburg, Virginia 20177-7000

[O] 703.777.0246

[F] 703.777.0441

Screening and Buffering. The Applicant shall plant a minimum of twenty five (25) evergreen trees, with a minimum height of six (6) feet, interspersed within the proposed tree save area in a single serpentine row for 500 linear feet beginning at the northern property line and extending south between the eastern side of the northern soccer field and the tree conservation area adjacent to the Windermere Community Association property (PIN 157-19-1131) and in the Brambleton Community Park. The evergreen species and planting arrangement shall be approved by the County Arborist with the site plan or site plan amendment process. The species shall be compatible with the site (soils, shade tolerance, slopes, etc.) and the trees shall be planted in strategic locations that will achieve filtered screening in conjunction with the existing forest conservation area. The evergreen trees shall be planted prior to approval of an Occupancy Permit for the proposed lighted playing fields.

Screening and Buffering. The Applicant shall plant a minimum of twenty five (25) evergreen trees, with a minimum height of six (6) feet, interspersed within the ~~proposed~~ portion of the Tree Conservation Area beginning in the northeast corner of the Brambleton Community Park and extending 500 feet south along the eastern property line adjacent to the Windermere Community Association property (PIN 157-19-1131) and shown on Sheet 2 of the Special Exception Plat in a single serpentine row for 500 linear feet beginning at the northern property line and extending south between the eastern side of the northern soccer field and the tree conservation area adjacent to the Windermere Community Association property (PIN 157-19-1131) and in the Brambleton Community Park. The evergreen species and planting arrangement shall be approved by the County Arborist with the site plan or site plan amendment process. The species shall be compatible with the site (soils, shade tolerance, slopes, etc.) and the trees shall be planted in strategic locations that will achieve filtered screening in conjunction with the existing forest conservation area. The evergreen trees shall be planted prior to approval of an Occupancy Permit for the proposed lighted playing fields.